

HO-1051

Lester & Mary Robinson House
6345 Loudon Avenue, Harwood Park
Private

DESCRIPTION:

The Joseph & Alice Riley House is a 2 ½-story, two-bay by seven-bay frame structure with a brick foundation of no discernable bond, wood German siding beneath the mostly melted remains of vinyl German siding, and a gable roof of asphalt shingles with a northeast-southwest ridge. The house suffered severe fire damage. The southwest elevation is completely boarded up on the first story, and has a wrap-around porch that continues on the southeast. The southwestern end of the roof is hipped, with a gabled dormer that has wood shingle siding and a large oculus. The southeast elevation has a three-bay projecting cross-gabled wing in the center, with a ridge running northwest-southeast. All of the original window openings in the house appear to have been in-filled with plywood and smaller new sash, or completely closed off.

SIGNIFICANCE:

Charles Wood, William Harmon, and Clifford Harmon acquired the land that would become Harwood Park in 1893 and laid out a traditional grid-plan suburb that was originally called Harwood after their last names. Joseph Riley purchased lots 89 and 90 in Harwood for \$150 in July 1893. Three months later he added lots 87 and 88 for the same price. Riley was a Baltimore builder in his late 60s, and was presumably buying these lots to build houses on them. He died in 1900, and the following year his children sold the lots to their brother, Joseph, who was also a house carpenter and builder. The younger Joseph Riley would build on them shortly. In 1907 he sold the property to Lester Robinson for \$1,350. The house Riley built for Robinson was an ell house that was especially popular c. 1890-1910. They typically had the entrance into the center projecting wing, or ell, from the porch, and this one followed suit. Lester Robinson retained his house until he died in 1968. The Robinson house recently suffered a severe fire that finished off what little was left of it, and the building is scheduled to be demolished shortly.

Inventory No. HO-1051

1. Name of Property (indicate preferred name)

historic Lester & Mary Robinson House

other

2. Location

street and number 6345 Loudon Avenue, Harwood Park _____ not for publication

city, town Elkridge X vicinity

county Howard

3. Owner of Property (give names and mailing addresses of all owners)

name David Bass, Jr.

street and number	6345 Loudon Avenue	telephone
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city, town	Elkridge	state	MD	zip code	21075
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4. Location of Legal Description

courthouse, registry of deeds, etc.	Howard County Courthouse	liber 9275 folio 462
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city, town	Ellicott City	tax map 38	tax parcel 873	tax ID number
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5. Primary Location of Additional Data

____ Contributing Resource in National Register District

Contributing Resource in Local Historic District

☐ Determined Eligible for the National Register/Maryland Register

Determined Ineligible for the National Register/Maryland Register

Recorded by HABS/HAER

Historic Structure Report or Research Report at MHT

Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
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district	public	agriculture	landscape	Contributing	Noncontributing
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X	building(s)	X	private		commerce/trade		recreation/culture	1	0	buildings
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structure both defense religion 0 0 sites

site domestic social 0 0 structures

object	education	transportation	0	0	objects
0	0	0	0	0	0
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	funerary	work in progress	1	0	Total
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government	unknown		

health care	X vacant/not in use	Number of Contributing Resources
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 industry other: previously listed in the Inventory

$$\frac{0}{\text{---}} \quad \frac{\text{---}}{\text{---}}$$

0

0

7. Description

Inventory No. HO-1051

Condition

<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

SUMMARY:

The Lester & Mary Robinson House is a 2 ½-story, two-bay by seven-bay frame structure with a brick foundation of no discernable bond, wood German siding beneath the mostly melted remains of vinyl German siding, and a gable roof of asphalt shingles with a northeast-southwest ridge. The house suffered severe fire damage. The southwest elevation is completely boarded up on the first story, and has a wrap-around porch that continues on the southeast. The southwestern end of the roof is hipped, with a gabled dormer that has wood shingle siding and a large oculus. The southeast elevation has a three-bay projecting cross-gabled wing in the center, with a ridge running northwest-southeast. All of the original window openings in the house appear to have been in-filled with plywood and smaller new sash, or completely closed off.

DESCRIPTION:

The Lester & Mary Robinson House is located at 6345 Loudon Avenue, in Harwood Park, about two miles southwest of Elkridge in eastern Howard County, Maryland. The house is located on the northeast side of the road and set close to the road, and faces southwest toward it. The lot is small and flat.

The house is a 2 ½-story, two-bay by seven-bay frame structure with a brick foundation of no discernable bond, wood German siding beneath the mostly melted remains of vinyl German siding, and a gable roof of asphalt shingles with a northeast-southwest ridge. The house suffered severe fire damage, which has destroyed some original features, revealed others, and rendered the interior inaccessible.

The southwest elevation is completely boarded up on the first story, where pre-fire photographs show a large picture window was located. There is a wrap-around porch that is collapsing and has temporary supports beneath it. It has brick piers. One plastic "turned" post survives. The second story has two short one-over-one windows. The southwestern end of the roof is hipped, with a gabled dormer that continues the ridge of the main roof. It has wood shingle siding and a large oculus that is missing its sash.

The southeast elevation has a three-bay projecting cross-gabled wing in the center, with a ridge running northwest-southeast. The first story had a large window in the south bay of this wing that had been in-filled for a smaller window. The center and east bays had a very large opening taking both bays, and this too was in-filled, where pre-fire photographs show a large modern picture window. The second story has three small openings with infill around them for original larger windows. The cross-gable end has wood shingles and a triple wood louvered vent. The ridge of the wing is substantially taller than the

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Historic Properties Form

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ridge of the rest of the house. The two bays to the south of the wing are completely boarded up on the first story. The porch covers these two bays and ends at the wing. The second story had two large window openings, the south one in-filled for a smaller window and the east one completely closed off. The two eastern-most bays have a boarded-up window opening to the south and a door with nine lights to the east on the first story. There is a two-bay porch roof here and the south bay is in-filled porch with German siding that is continuous with the plane of the wing. The second story has the remains of a small window set into infill in a larger original window opening, in the southern bay, and no opening in the eastern bay of this section. There is an interior brick chimney on the ridge between the eastern end of the wing and the eastern end of the house.

The southwest elevation of the wing is boarded up on the first story, where pre-fire photographs show a door, and has no opening on the second story. The northeast elevation of the wing has no openings.

The northeast elevation has a boarded-up window opening to the east on both stories and a smaller window with infill in a larger opening in the north bay of both stories. There is no opening in the gable end. There is a modern porch added to the northeast end, on the first story.

The northwest elevation has a large picture window set just north of center on the first story, with one large light in the center and two lights to either side. The second story has a small window opening in the center bay.

8. Significance

Inventory No. HO-1051

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates N/A Architect/Builder N/A

Construction dates c. 1906

Evaluation for:

☐ National Register ☐ Maryland Register ☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

SUMMARY:

Charles Wood, William Harmon, and Clifford Harmon acquired the land that would become Harwood Park in 1893 and laid out a traditional grid-plan suburb that was originally called Har-wood after their last names. Joseph Riley purchased lots 89 and 90 in Harwood for \$150 in July 1893. Three months later he added lots 87 and 88 for the same price. Riley was a Baltimore builder in his late 60s, and was presumably buying these lots to build houses on them. He died in 1900, and the following year his children sold the lots to their brother, Joseph, who was also a house carpenter and builder. The younger Joseph Riley would build on them shortly. In 1907 he sold the property to Lester Robinson for \$1,350. The house Riley built for Robinson was an ell house that was especially popular c. 1890-1910. They typically had the entrance into the center projecting wing, or ell, from the porch, and this one followed suit. Lester Robinson retained his house until he died in 1968. The Robinson house recently suffered a severe fire that finished off what little was left of it, and the building is scheduled to be demolished shortly.

SIGNIFICANCE:

Charles Wood, William Harmon, and Clifford Harmon, partners of Wood, Harmon & Co. of Baltimore and associated with the Boston Land Improvement Co., acquired the land that would become Harwood Park in 1893 and laid out a traditional grid-plan suburb that was originally called Har-wood after their last names. Over 1000 lots were created on the 125-acre parcel that was strategically located along the Baltimore and Ohio Railroad southwest of Baltimore City. Good transportation was vital for the success of any suburb, which the railroad provided, and a station was planned within the development. Whether it was ever built is unknown, and anyway, railroads were expensive for everyday commuting and limited the number of families who could move out to the suburbs. Harwood Park's establishment came at the same time that Catonsville was beginning to shift from a predominately summer resort to a year-round

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one, and was located on a horse-car line that was being electrified in the 1890s. Similarly, Roland Park, Pikesville, and Towson began to be suburbanized at this time, and were also on street car lines. Harwood had the benefit of also being bounded by Route 1, though whether there was a trolley here is not known.¹

Like most suburbs, Harwood contained deed restrictions in order to control development, though the earliest restrictions were only in effect until 1 January 1900. Presumably, the developers were counting on the development to be well-established by that time, so that building that they deemed to be negative would have little impact on their ability to market any remaining lots. In this they miscalculated, though whether it hampered their sales efforts is not clear. The restrictions precluded any owner from building "any tavern, drinking saloon, tannery, slaughter house, skin dressing establishment, glue, soap, candle or starch manufactory, or other building for offensive purpose or occupation: nor shall any building thereon erected be converted . . ." for such a use. The quality of the development was also established by these restrictions, since "no part of any building shall be erected nearer to the avenue or street front than fifteen (15) feet and that no barn, stable, coop or other outbuilding shall likewise be erected nearer to the avenue or street front than seventy (70) feet; that no dwelling house costing less than eight hundred (\$800.00) dollars shall be built upon said premises before the first day of January A.D. Nineteen hundred."²

These were the restrictions that Joseph Riley agreed to when he purchased lots 89 and 90 in Harwood for \$150 in July 1893. Three months later he added lots 87 and 88 for the same price. Riley was a Baltimore builder in his late 60s, and was presumably buying these lots to build houses on them. He died in 1900, and the following year his children sold the lots to their brother, Joseph, who was also a house carpenter and builder. The sale price of \$615 is too low for the value of the land and the existing building and more likely reflects the rebound of the economy after the depression of 1893. This suggests that the lots had not been developed, but that the younger Joseph Riley would build on them shortly. In 1907 he sold the property to Lester Robinson for \$1,350. Robinson was a telegraph operator, and probably worked for the B. & O. Railroad. Since Harwood was on the railroad's line and employees and their families typically could travel the railroad for free, it would have made a convenient location for Robinson to commute to work. The house Riley built for Robinson was long, tall, and narrow, perfect for a small suburban lot, but was not without stylish touches, including a mix of German siding and wood shingles, and projecting bays and dormers. These ell houses were especially

¹ Howard County Land Records, plat JHO 60-115.

² Howard County Land Records, JHO 60-540.

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popular c. 1890-1910, so a date of c. 1906 fits well with the type. They typically had the entrance into the center projecting wing, or ell, from the porch, and this one followed suit.³

Lester Robinson retained his house until he died in 1968, and since then it has changed hands frequently. At some point the house was horribly remuddled, with all of the original windows removed and the openings filled with plywood and significantly smaller sash, or completely covered over. Some large, inappropriate modern sash were also added, and the character of the building hidden by vinyl siding. The porch was also given new plastic details, and little historic character remained on the exterior. The Robinson house recently suffered a severe fire that finished off what little was left of it, and the building is scheduled to be demolished shortly.

³ U. S. Bureau of the Census, 1st ward, Baltimore City, Maryland, 1900. U. S. Bureau of the Census, Agricultural Census, District 1, Howard County, Maryland, 1910. *Baltimore Sun*, 4 June 1900, p. 4, col. 4.

9. Major Bibliographical References

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See footnotes

10. Geographical Data

Acreage of surveyed property 10,040 sq. ft.
Acreage of historical setting 19 A
Quadrangle name Relay

Quadrangle scale: 1:24000

Verbal boundary description and justification

The boundaries consist of the outlines of the property, tax map 38, parcel 873, which encompasses all of the historic buildings and features on the site.

11. Form Prepared by

name/title	Ken Short		
organization	Howard County Department of Planning & Zoning	date	November 2011
street & number	3430 Courthouse Drive	telephone	410-313-4335
city or town	Ellicott City	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Lester & Mary Robinson House (HO-1051)
6345 Loudon Avenue, Harwood Park

CHAIN OF TITLE

GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDER- ATION	ACREAGE	NOTES
Karen F. & Seth A. Rhoades (W&H) / ?	David A. Bass, Jr. / ?	21 June 2005	MDR 9275-462	Deed – fee simple	\$389,900	.2305 A	Plan of Harwood JHO 60-115 Along lots 87, 88, 89
Prudential Residential Services, Ltd. Partnership / DE	Karen F. & Seth A. Rhoades (W&H)	31 Oct. 2000	MDR 5249-517	Deed – fee simple	\$150,000	.2305 A	[no previous reference]
Christopher R. & Maria Vandergriff Avery / ?	Prudential Residential Services, Ltd. Partnership / DE	3 Oct. 2000	MDR 5249-513	Deed – fee simple	\$150,000	.2305 A	
Raymond P. Spera Lisa J. Stanzak / ?	Christopher R. & Maria Vandergriff Avery / ?	22 Oct. 1999	MDR 4922-281	Deed – fee simple	\$137,900	.2305 A	
Steven Wayne & Marilyn E. Percival (H/W) / ?	Raymond P. Spera Lisa J. Stanzak / ?	5 July 1994	MDR 3308-643	Deed – fee simple	\$118,000	.2305 A	
Steven Wayne & Marilyn E. Percival / Howard	Steven Wayne & Marilyn E. Percival / ?	2 Feb. 1994	MDR 3164-469	Deed – fee simple	\$0	.2305 A	
Carlyle & Barbara Hilbourn / ?	Steven Wayne & Marilyn E. Percival (H/W) / ?	15 Aug. 1980	CMP 1012-400	Deed – fee simple	\$48,400	1) .287 A 2) .497 A 3) .02 A	[no previous reference]
Lester L. Robinson, Jr. exec Lester L. Robinson, Sr. / ?	Carlyle & Barbara Hilbourn / ?	1 Aug. 1969	515-525	Deed – fee simple	\$8,000	1) .287 A 2) .497 A 3) .02 A	LLR Sr. d. 2 Oct. 1968 MSR d. previously
J.A. DuShane Pennimen, trustee / Balto. City	Lester L. Robinson, Sr. & wf Mary S. / Balto. City	16 Oct. 1924	HBN 121-445	Deed – fee simple	\$10.00	19 A 38 P	West pt. of Lot 1 in Paca to Wood, 1908 2 nd , 3 rd , 4 th & 5 th are lots 87, 88, 89 & 90 in Harwood plat (1) & (2)
Lester L. Robinson, Sr & wf Mary S. / Balto. City	J.A. DuShane Penniman, trustee / Balto. City	16 Oct. 1924	HBN 121-443	Deed – fee simple	\$10.00	19 A 38 P	JRW d. 23 April 1905 (2)

Lester & Mary Robinson House (HO-1051)
6345 Loudon Avenue, Harwood Park

CHAIN OF TITLE

GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDER- ATION	ACREAGE	NOTES
Mary E. & Richard M. Cochrane (W/H) / Balto. City Annie E. & Jesse M. Harr (W/H) / Washington, DC heirs & sisters of John T. Wood	Lester L. Robinson / Howard	14 Feb. 1908	WWLC 85-162	Deed – fee simple	\$1,000	19 A 38 P	See survey by John T.R.R. Carroll, 28 Jan. 1908, dividing property into 2 lots (2)
Joseph C. & Alice M. Riley (H/W) / Howard	Leslie [sic] L. Robinson / Howard	2 Mar. 1907	WWLC 83-384	Deed – fee simple	\$1,350	?	Lots 87, 88, 89, 90 of Harwood (1) [no previous reference]
Frank L. Riley & wf Mollie E. / Balto. City Alice A. Dobson & hus. Charles C. / Balto. City Russell D. Riley / NY City	Joseph C. Riley / Howard	4 Feb. 1901	73-414	Deed – fee simple	\$615	?	Lots 87, 88, 89, 90 in Harwood JCR d. – grantors & grantee are his kids
Henry H. Savage / Wakefield, MA William E. Harmon / Boston, MA Trustees	Joseph C. Riley / Balto.	20 July 1893	JHO 60-540	Deed – fee simple	\$150	?	Lots 89 & 90 of Harwood includes restrictions -- building & zoning (1)
Henry H. Savage Williams E. Harmon Trustees	Joseph C. Riley / Balto.	27 Oct. 1893	JHO 60-538	Deed – fee simple	\$150	?	Lots 87 & 88 includes restrictions (1)

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Lester & Mary Robinson House

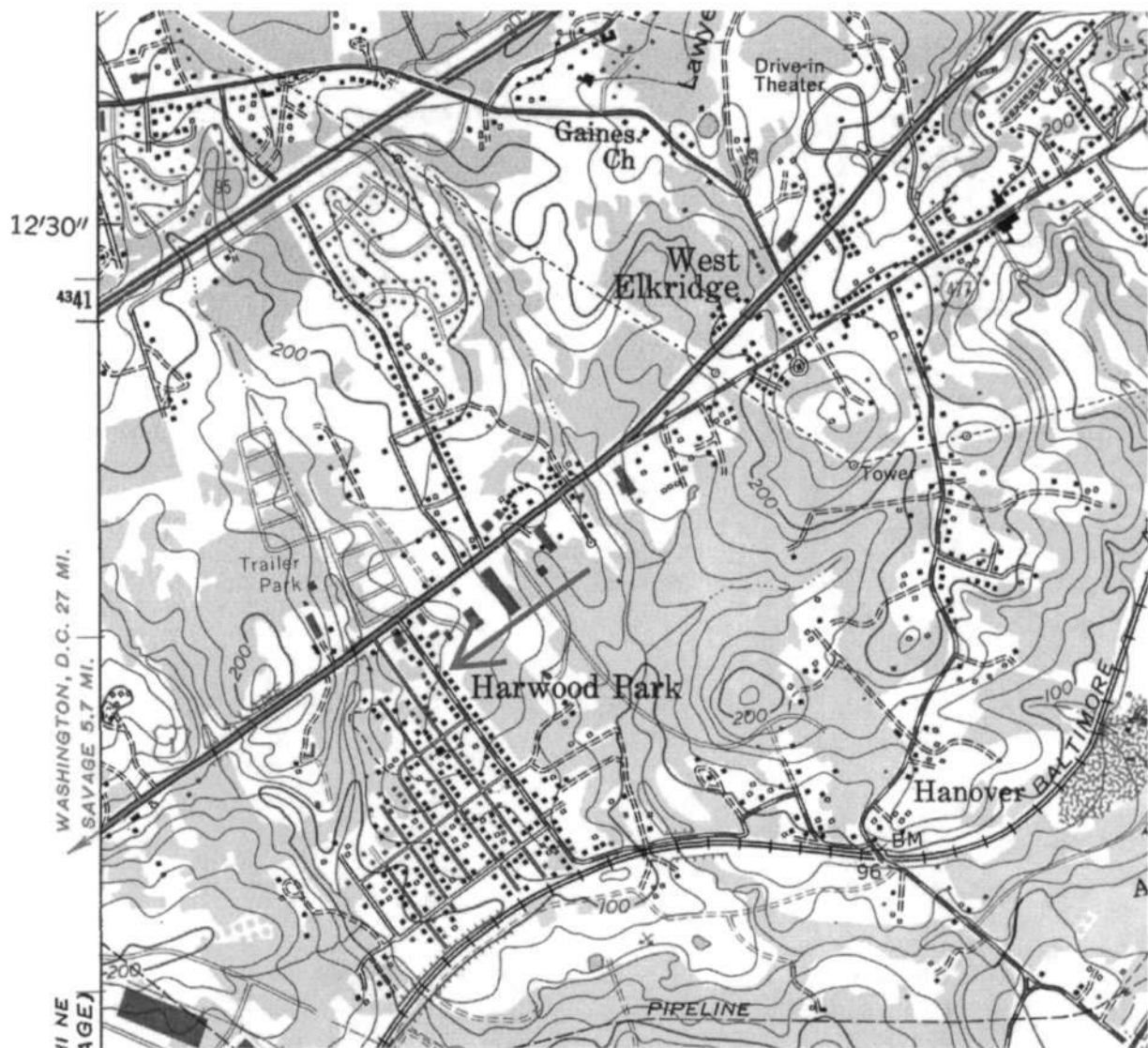
6345 Loudon Avenue, Harwood Park

Bing Maps Bird's Eye View, c. 2009, facing north



National Web Map Service 6" Orthophoto Map, c. 2010





HO-1051
 Lester & Mary Robinson House
 6345 Loudon Avenue, Harwood Park
 Relay quad

HO-1051

Lester & Mary Robinson House
6345 Loudon Avenue, Harwood Park
Howard County, Maryland
Ken Short, photographer

Photo Log

Nikon D-70 camera

HP Premium Plus paper

HP Gray Photo print cartridge

HO-1051_2011-10-14_01

Northwest & southwest elevations

HO-1051_2011-10-14_02

Southwest & southeast elevations

HO-1051_2011-10-14_03

Southeast & northeast elevations



H0-1051

Lester & Mary Robinson House

6345 Loudon Avenue, Harwood Park

Howard County, Maryland

Ken Short

2011-10-14

MD SHPO

Northwest & southwest elevations

1 of 3



HD-1051

Lester + Mary Robinson House

6345 Loudon Avenue, Harwood Park

Howard County, Maryland

Ken Short

2011-10-14

MD SHPO

Southwest + Southeast elevations

2 of 3



HD-1051

Lester + Mary Robinson House

6345 Loudon Avenue, Harwood Park

Howard County, Maryland

Ken Short

2011-10-14

MD SHPO

Southeast + northeast elevations

3 of 3